Document No. 4195
Adopted at Meeting of 5/6/82

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-79
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Ping Sum Chan has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-79 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Ping Sum Chan be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-79 in the South End Urban Renewal Area subject to:

(a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;

(b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;

(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

(i) Evidence of the availability of necessary equity funds, as needed; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-79 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE[1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: PING SUM & YAU SING CHAN

b. Address and ZIP Code of Redeveloper: 90. WARRENTON ST #20. BOSTON MASS. 02116

c. IRS Number of Redeveloper: 023-50-0335 & 572-86-2945

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT
(Name of Local Public Agency)

in SOUTH END
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASS
is described as follows[2]

① 213-215 EAST BERKELEY ST. BOSTON

② 221-223 EAST BERKELEY ST. BOSTON

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock[1]

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

   a. Total cost of any residential redevelopment. . . . . $
   b. Cost per dwelling unit of any residential redevelopment. . . . . $
   c. Total cost of any residential rehabilitation . . . . . $88,000 - 132,000
   d. Cost per dwelling unit of any residential rehabilitation . . . . . $22,000 - 25,000

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVERAGE SALE PRICE $
4 or 6 APTS. (2 BEDROOMS)	$360	

   b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

   c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)[1] PING SUM CHAN & YAU SING CHAN certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: 2/2/82

Ping S. Chan
Signature

Title

90 WARRENTON ST #20 BOSTON 02116
Address and ZIP Code

Dated: 2/2/82

Yau Sing Chan
Signature

Title

90 WARRENTON ST #2 BOSTON
Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

May 6, 1982

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS R-56
TENTATIVE DESIGNATION OF REDEVELOPER
REUSE PARCEL SE-79/213-215 EAST BERKELEY STREET

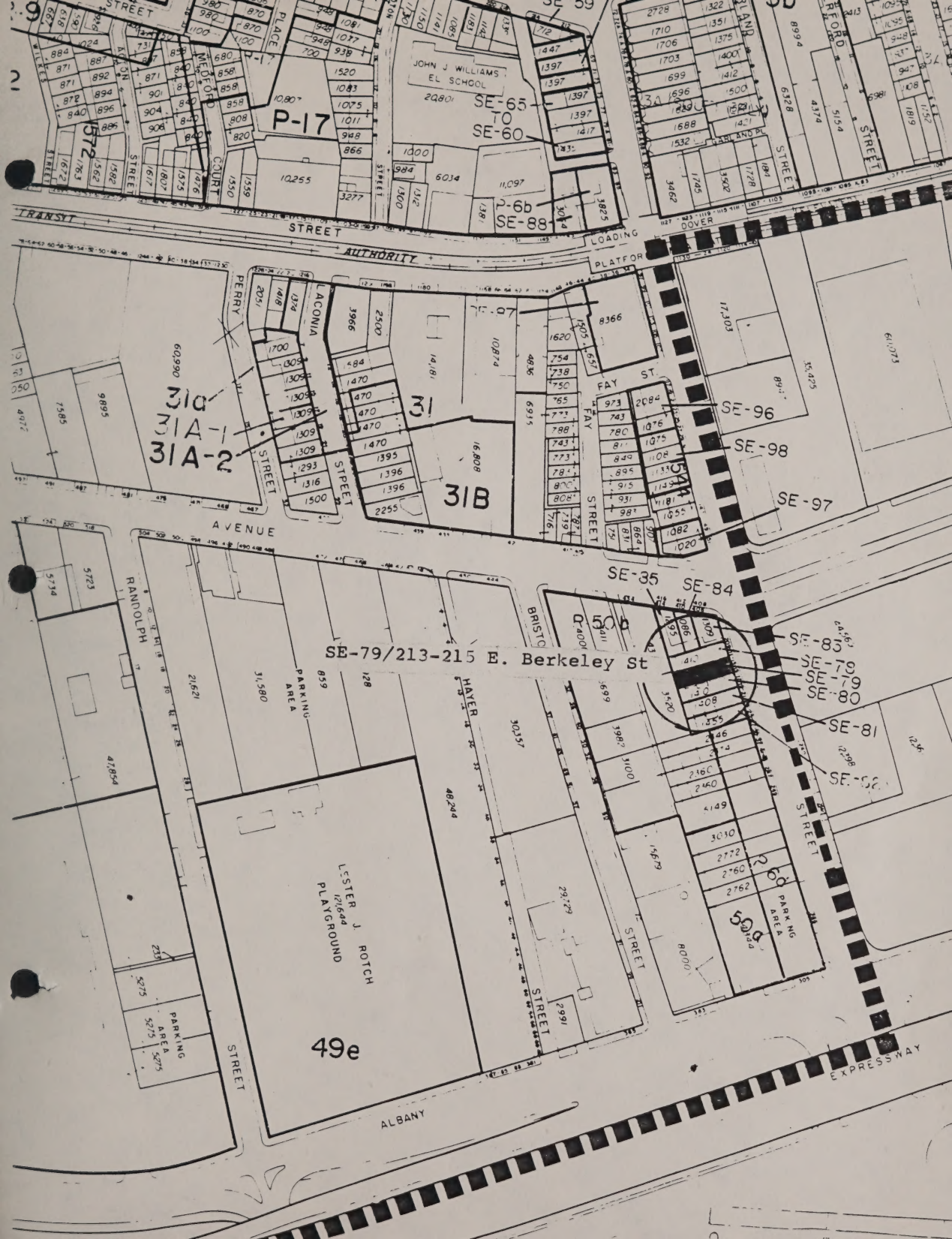
SUMMARY: This memorandum requests that the Authority tentatively designate Ping Sum Chan as redeveloper of Reuse Parcel SE-79 in the South End Urban Renewal Area.

Parcel SE-79 is a mixed-use, four-story brick building on approximately 1,400 square feet of land located at 213-215 East Berkeley Street in the South End Urban Renewal Area. The building was advertised on Feburary 6, 1982, for Sales Housing. Six proposals were received.

The proposal of Mr. Ping Sum Chan best meets the objectives of the advertisement, together with the financial means to carry out the project. Mr. Chan is presently a resident of the South Cove Urban Renewal Area, R-92. The submitted proposal by Mr. Chan envisions the rehabilitation of 213-215 East Berkeley Street for owner occupancy and three other residential units. Financing will be obtained from a private lending institution.

I, therefore recommend that the Authority tentatively designate Mr. Ping Sum Chan as redeveloper of SE-79 in the South End Urban Renewal Area.

An appropriate resolution is attached.


SE-79/213-215 E. Berkeley St
JOHN J WILLIAMS EL SCHOOL
SE-65 TO SE-60
P-17
P-6b
SE-88
TRANSIT AUTHORITY
LOADING PLATFORM
DOVER STREET
PERRY STREET
LACONIA STREET
FAY STREET
AVENUE
31a
31A-1
31A-2
31
31B
SE-96
SE-98
SE-97
SE-35
SE-84
SE-85
SE-79
SE-179
SE-80
SE-81
SE-82
RANDOLPH STREET
HAYES STREET
PARKING AREA
LESTER J ROTCH PLAYGROUND
49e
ALBANY STREET
EXPRESSWAY